



National Association of  
Licensed Home Inspectors

## MEDIA RELEASE

### **'IN EVERY CLOUD THERE IS A SILVER LINING' ACCORDING TO THE NATIONAL ASSOCIATION OF LICENSED HOME INSPECTORS'**

Frustration, disappointment and anger are some of the immediate feelings being echoed around the country from potential Home Inspectors many of whom have committed heavily in terms of money and time to be ready for HIPs Day on June 1<sup>st</sup> 2007.

Although there can be no doubt that the Ministerial statement from Yvette Cooper has caused waves of disbelief and in some quarters celebration, possibly premature. There is, as always, a need to look at the detail behind the headline and to challenge the immediate outcry that all is lost!

Clearly if the Government wanted to abandon the whole HIP project then surely this was their opportunity because, were total – abandonment their ultimate goal, the loss of face and credibility will now inevitably not be restricted to one occasion.

Come June 1<sup>st</sup> 2007 there is still to be a HIP with all the remaining required documents including an Index/ sale statement/official copies and file plan or abstract of title/leasehold information/local authority, land charges and water and drainage search an Energy Performance Certificate (EPC), to be prepared by whom?

NALHI believes that the statement is not all doom and gloom, and as a trade body for the interests of Home Inspectors consider that the Government has not entirely ruled out the Home Condition Report (HCR) but delayed its full mandatory implementation in the interests of further trials and testing.

Home Inspectors in training and others will still be needed to provide the Energy Performance Certificate in line with proper standards. Therefore Home Inspectors are the logical providers and also will still be able to market the HCR. Once consumers see that the cost of a stand alone EPC is poor value and that incorporated within a full HCR it actually does more to alert and inform sellers and buyers of potential deal threatening issues then watch them vote with their feet or should it be their cheque books!

With the suggestion of government support and 'pump-priming funding' for a market led solution to introduce HCRs then perhaps there is some light at the end of the wood.

Hugh Dunsmore-Hardy Chairman of NALHI was not ready to roll over in defeat at yesterday's news stating

*'If I was a SPLINTA supporter I would not be popping champagne corks just yet but reflecting on the detail of Yvette Cooper's statement. We all know that the energy efficiency of homes is not high on the list of buyers preferences but with the average EPC likely to cost £150-200 as a stand alone report it will be something of a 'no brainer' for sellers to realise the additional value in commissioning a full HCR for the extra cost'*

NALHI believes that many in the industry will reflect on whether or not the 'antis' have helped or hindered the process when it is realised that there is still no 'day 1 marketing' and that HIPs still have to be compiled and there will still be a need for the Inspector to call but now without producing a mandatory report that was to be more informative than just the EPC alone.

### **RELEASE ENDS**

#### **Notes for Editors**

#### **What is NALHI**

The National Association of Licensed Home Inspectors was formed by Constitution in January 2006 by a committed group of surveying professionals drawn from around England and Wales. Its purpose was to provide a trade body to represent the interests of individuals coming into this emerging new profession. NALHI supports the implementation of Home Information Packs as a major consumer benefit behind the home buying and selling process.

#### **Who can join NALHI?**

NALHI is open to all individuals currently progressing to become a Home Inspector and who will become licensed later this year to produce the new Home Condition Report (HCR), which is a key component of the pack.

NALHI embraces membership from across the wide pool of potential Home Inspectors regardless of previous experience and looks to work closely with organisations, professional bodies, and others engaged in this emerging new industry.

NALHI also aims to attract support from Patrons who are organisations with a commercial interest in the HIP and HCR marketplace.

For further information concerning NALHI or the contents of this Media release please contact Hugh Dunsmore-Hardy on 07976 705047.

Website addresses

[www.nalhi.org.uk](http://www.nalhi.org.uk) and [www.sbjprofessional.co.uk](http://www.sbjprofessional.co.uk)